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JAMES MOUNTAIN ROAD - CLASS ENVIRONMENTAL ASSESSMENT - PUBLIC INFORMATION PACKAGE



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JAMES MOUNTAIN ROAD CLASS ENVIRONMENTAL ASSESSMENT

PUBLIC INFORMATION PACKAGE

August, 1995



JAMES MOUNTAIN ROAD
CLASS ENVIRONMENTAL ASSESSMENT



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WELCOME

The Project Team would like to take this opportunity to thank you for the time you have invested in the James Mountain Road study. Your comments continue to play an important role in the overall direction this study is taking.

PLEASE SIGN-IN

Before proceeding, please take a moment to sign the attendance register.







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PROJECT TEAM

The following individuals make up the James Mountain Road Project Team:

Gerry Forbes P.Eng. Region of Hamilton-Wentworth

Pam Hubbard / Chris Murray Region of Hamilton-Wentworth

Bob McLaughlin P.Eng. Philips Consultants

David Sinke P.Eng. Philips Consultants

Jim Dougan Dougan and Associates

Stephan Crispin Dougan and Associates

David Cuming M.C.I.P.
Unterman McPhail Cuming Associates

Hazem Gidamy P.Eng. S.S. Wilson and Associates Project Manager

Environmental Planners

Consultant Project Manager

Consultant Project Engineer

Biologist

Landscape Architect

Heritage Assessment Consultant

 $Noise\ Assessment\ Consultant$

The Project Team has worked closely with representatives from Regional/Area Planning, Public Works and Traffic departments, Niagara Escarpment Commission and Hamilton Region Conservation Authority.





PURPOSE OF THE PUBLIC INFORMATION CENTRE

The purpose of this Public Information Centre is to provide you with the opportunity to:

- review the selected 2 lane roadway cross-section and roadway alignment alternatives;
- review solutions to traffic operation problems in the study extension;
- prepare for the Wednesday August 16, 1995 Workshop which will be used to obtain community input on the recommended roadway alignment; and
- ask questions and record comments.





Why should we reconstruct James Mountain Road?







BACKGROUND

In the fall of 1994, following the collapse of a small retaining wall adjacent to James Mountain Road, and further deterioration of existing slopes, Regional Council authorized staff to identify and resolve problems associated with James Mountain Road.

Since that time staff, together with government and the public, have identified and assessed a number of problems and related solutions.

(see ROADWAY PROBLEMS/SOLUTIONS board).

This study follows the environmental planning process for schedule 'C' projects as outlined in the Class Environmental Assessment for Municipal Road Projects Document (June 1993). Public consultation has and will continue to play an important role in this decision making process.





PUBLIC CONSULTATION

Since the fall of 1994, two Public Workshops have been held.

1st Public Workshop Wednesday, Feb. 15/95 7:00 p.m. - 10:00 p.m. Hamilton Public Library 2nd Public Workshop Wednesday, April 12/95 7:00 p.m. - 9:30 p.m. Central Public School 119 Hunter St. West

Public input received to date has directed this study in the following ways:

- extended the southern boundary of project study area from Inglewood Dr. to St. Josephs Dr. (see study area map);
- added pedestrian access, drainage, and traffic operations in the Markland St. area to the list of problems identified at the outset of the study (i.e., slope stability, and roadway design safety); and
- assisted staff in the evaluation and selection of alternative solutions to the problems previously identified.





VARIABLES OF ROADWAY DESIGN

Design of any roadway involves making basic decisions on the following two variables, which will be referred to throughout this presentation:

CROSS SECTION: elements which make up the roadway including lanes, curb and gutter, sidewalks, boulevard, guiderail etc., and their respective widths.

ALIGNMENT: path which the proposed road is to follow and side on which to widen.







ROADWAY PROBLEMS AND SOLUTIONS

1. Problem: ROADWAY DESIGN

The accident rate on James Mountain Road is higher than the average for arterial roads in the City of Hamilton. Most of the accidents are head on, rear end or single motor vehicle. Typical causes of these accidents are narrow lanes, curving alignment, slippery pavement and speeding. In some areas, existing lane widths do not meet the minimum engineering standards.

Preferred Solution:
WIDEN EXISTING LANE WIDTHS TO 3.5
METRES AND MINOR CHANGES IN THE
ALIGNMENT

The proposed cross section and alignment will be presented at the workshop.

2. Problem: SLOPE STABILITY

There are sections where slope instability has occurred. The Region must ensure that all roadways are stable/safe.

Solution: A SUITABLY DESIGNED RETAINING WALL

Slope instability on the downhill side requires construction of a retaining wall. In general, a retaining wall will be less disruptive to the local environment than suitably graded slopes.

Continued...





ROADWAY PROBLEMS AND SOLUTIONS (Continued)

3. Problem: ROADWAY DRAINAGE

Catchbasins on James Mountain Road are not placed properly to collect existing runoff.

Solution:

STORMSEWER SYSTEM

This system will include curbs, gutters and catchbasins.

4. Problem: MOTORIST/PEDESTRIAN ACCESS AND SAFETY

Police tell us that break downs occur almost daily on James Mountain Road. Drivers of vehicles that break down must have a safe place to stop their vehicle, which will not close down traffic and will allow safe access to emergency phones. In addition, Vision 2020 calls for greater pedestrian access throughout the Region.

Solution:

1.5 METRE WIDE REFUGE/WALKWAY

The refuge/walkway would be provided on the downhill side of the roadway in order to connect to the existing stairway at Inglewood Drive. It will also provide space for vehicles that are temporarily broken down.

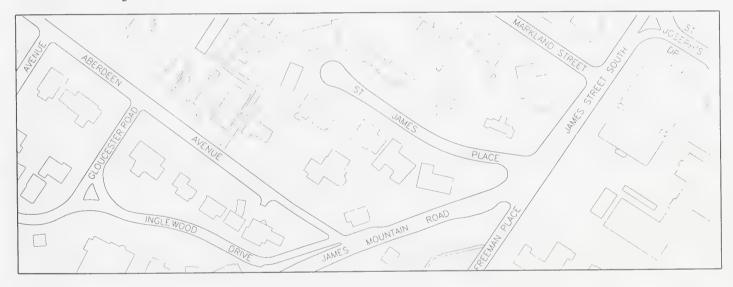




TRAFFIC OPERATIONS PROBLEM/SOLUTION

Problem:

The proximity of driveways and intersections and the part-time turn prohibition from James St. to Markland St. cause traffic congestion and increased collision potential during peak hours. Improvements to traffic operations in the Study Extension (i.e., Inglewood Dr. to St. Josephs Dr.) must be undertaken as a part of the James Mountain Road Project.



Solution:

In general, the roadway width and alignment are such that structural changes/reconstruction are not required. Non-structural improvements (e.g., relocating the bus stop on St. Josephs Drive) are the preferred solution for the Study Extension area. In regards to the turn prohibition to Markland Street, a full time prohibition is recommended. The Road Departments recommendation along with your comments will be presented to Regional Council.





PUBLIC INPUT

You have indicated to the Project Team that the James Mountain Road study area contains a number of important features. The following represents a general summary of the concerns you have raised since this study began.

Safety:

Vehicular and pedestrian safety is of primary concern.

Cost:

Cost effective solutions should be considered.

Heritage Features:

There are a number of heritage features such as buildings, walls and the roadway itself that

add character to this area.

Roadway

Character: Motorists and local residents enjoy the natural

character of this roadway landscape.

Property Access:

Land owners whose driveways directly access the

roadway have very limited space to manoeuvre.

Property Required: Minimize land required from private property

owners.

Noise:

Will the noise in this area will be noticeably

higher?

Continued...





PUBLIC INPUT (Controled)

Natural

Environment:

The trees and wildlife of the area help

define the James Mountain Road environment.

Minimum impact is desirable.

Traffic Law Enforcement:

Speeding and illegal left turns on Markland St.

should be enforced by the Police.

Neighbourhood

Traffic Infiltration: Conflicting concerns regarding through traffic

on Markland St.

Stormwater:

Stormwater drainage should be better managed.

Pedestrian Access:

Conflicting concerns over need for pedestrian

access along the road.

Retaining Walls:

Retaining wall needs to be as low and

aesthetically pleasing as possible.





CROSS SECTION

A preferred roadway cross section has been selected which best responds to problems identified and public input.

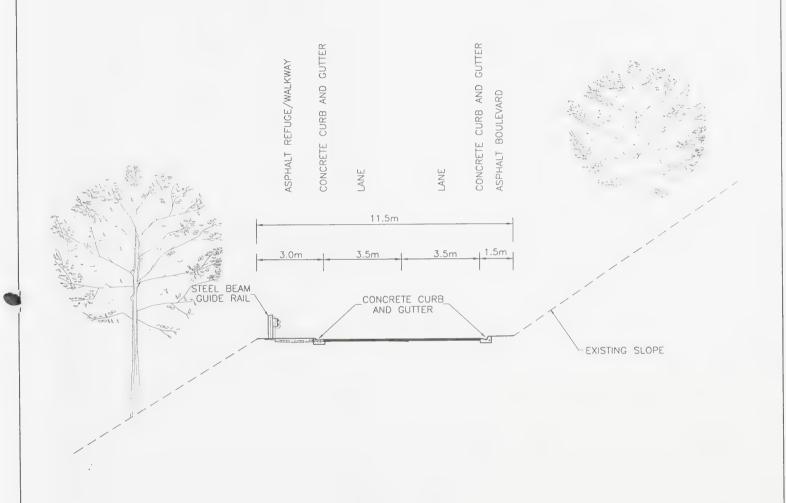
The proposed cross section, as well as factors which influenced the selection of each element of the cross section, are presented on the following sheets.







THE SELECTED CROSS SECTION









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How much wider is the new roadway cross section compared to the existing one?

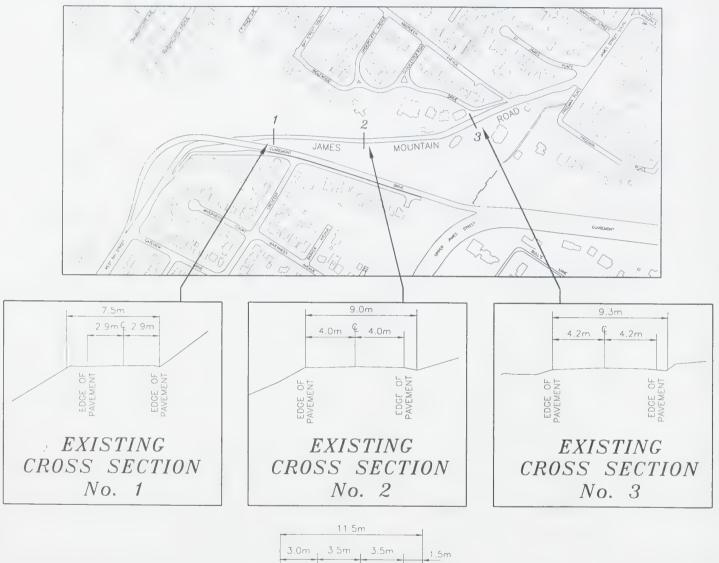






ROADWAY CROSS SECTION COMPARISON

The difference between the existing and the proposed roadway cross section varies from location to location.





PROPOSED CROSS SECTION

In summary the proposed roadway will be 2.2m to 4.0m wider than the existing roadway.



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ROADWAY ALIGNMENT ALTERNATIVES

As indicated on the PROBLEMS/SOLUTIONS board, a preferred roadway cross section has been selected based on your input.

The question then becomes on which side will the road be widened - on the up slope (south) or down slope (north) side?

Several inflexible constraints limit our options in selecting an alignment. As you will see on the following map, these constraints include:

• the Claremont Drive piers.

• the existing stone wall south of Inglewood Drive, which has been identified as having heritage value.

· maintaining or improving driveway access.

• matching sideroads as well as James Mountain Road and West 5th Street at the Study Limits.





ROADWAY ALIGNMENT DESIGN CONSTRAINTS MATCH ROAD AT LIMIT OF CONSTRUCTION MATCH ABERDEEN AVE. ROAD MAINTAIN/IMPROVE DRIVEWAY ACCESS AVOID HERLFAGE WAL UPPER JAMES STREET AVOID CLAREMONT



MATCHORDAD ALL

DR. PIERS

JAMES MOUNTAIN CLASS ENVIRONMENTAL ASSESSMENT



ROSEDENE AVE

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ROADWAY DESIGN EVALUATION

The following roadway evaluation tables reflect the various concerns you have raised regarding the reconstruction of James Mountain Road. This information has helped the Project Team select a recommended roadway design from the two alternatives identified previously.







CRITERIA 1. Cost a) Construction b) Maintenance c) Property	INDICATORS dollar amount required to design and construct retaining walls, roadway and mitigation measures (e.g., landscaping, period lighting, etc.) dollar amount required to maintain roadway (in addition to maintenance activities already assumed) dollar amount required to purchase private property	RATIONALE DATA S Construction costs will differ depending on the alternative roadway realignment design selected. Additional maintenance costs represent a long term debt to represent a long term debt to bongoing mainte the Region. Property acquisition costs assessment me will differ depending on the regal surveys assessment me vill differ depending on the regal surveys.	DATA SOURCE DATA SOURCE estimated costs based on Regional projects actual costs based on ongoing maintenance activities assessment mapping property assessor legal surveys	**ALTERNATIVE NO. 1 * \$2.0 million * \$5,120.00 * \$55,000 (based on \$6,000.00/acre)	*\$1.75 million *\$5,120.00 *\$1,100.00 (based on \$6,000.00/acre)
2. Business Impact	• number and type of businesses impacted and the nature of the disruption (i.e., type and duration of impact)	Business activity can be impacted either through loss of property (long term impact) or construction activity (short term impact). The objective is to minimize both the long term and short term impacts, and to recognize the critical periods (months) for business activity adjacent to the road.	assessment mapping field visit discussion with area businesses	one business impacted during construction only access maintained throughout construction inconvenience only duration 5 months	one business impacted during construction only access maintained throughout construction inconvenience only duration 5 months

	ALTERNATIVE NO. 2	estimated area of impact on canopy/understory/groundcovers - 0.31 ha trees removed - 86 significant trees removed - 5 good opportunity for mitigation proderate overall impact : i	• no significant species, habitats or conditions are subjected to primary impacts • excellent opportunity for mitigation	green span corridor not significantly or permanently affected no primary impacts or significant species, vistas and landscape contrast good opportunity for mitigation
NATURAL ENVIRONMENT	ALTERNATIVE NO. 1	estimated area of impact on canopy/understory/ groundcovers - 0.21 ha trees removed - 48; significant trees removed - 10 fair opportunity for mitigation moderate to high overall impact	• no significant species, habitats or conditions are subjected to primary impacts • excellent opportunity for mitigation	green span corridor not significantly or permanently affected no primary impacts or significant species, vistas and landscape contrast impact on land form by introduction of wall fair opportunity for mitigation
	DATA SOURCE	 field inventory by ecologists geotechnical information topographic mapping communication with HRCA, NEC, Region 	 field inventory topographic mapping communication with HRCA, NEC, Region 	 field inventory geotechnical information topographic mapping communication with HRCA, NEC, Region
	RATIONALE	Extent and type of impacts to roadside vegetation will differ depending on roadway alignment. Knowledge of the type, location, and significance of the resource will assist in determining the type of mitigation required (replanting, management, etc.)	The vegetated Escarpment provides habitat for wildlife living and/or travelling through the study area. The objective is to minimize loss of critical habitat and to minimize fragmentation of habitats.	The vegetation and wildlife, in conjunction with the Escarpment land form, are part of a larger ecosystem extending along the Escarpment. The impacts on natural conditions and functions of the ESA should be minimized.
	INDICATORS	 number, species, age, condition, and significance (native, wildlife habitat value) area, botanical quality, and significance same as above 	 number and types of wildlife habitat present in study area vicinity observed and potential users (birds, mammals, reptiles, amphibians) and their relative significance 	• attributes which fulfil criteria for ESA; these reflect the quality, size, and significance of the ESA and its flora/fauna
	CRITERIA	Canopy Canopy (Trees over 10cm diameter) Understory (shrubs & saplings) (grasses, wildflowers, etc.)	2. Wildlife Impact	3. ESA (Environmentally) Significant Area) Integrity Impact

CRITERIA • de rem and (i.e. lane light chart light chart the light chart land land land land land land land land	INDICATORS • degree to which vegetation removal, slope displacement, and roadway reconstruction (i.e., roadway realignment, laneway widths, guard rails, lighting, and signage) will change the visual character of the James Mountain Road landscape • area of private property required for construction • change in sound level (dBA) the area residents will experience	RATIONALE DATA RATIONALE DATA The James Mountain Road Escarpment corridor has been identified as having a special character and provides a unique visual experience. Changes to the existing roadway curvature, with the displacement of vegetative slopes and the introduction of features into the roadscape, can have adverse effects to the visual resource of James Mountain Road. The intent is to minimize the visual impacts to this roadway corridor. The enjoyment of one's eassessment property is partially related to the resident owns Realignment alternatives will enove traffic closer or farther enoise assess away from area residents. This may increase or	BATA SOURCE study area field work by a landscape architect photo inventory assessment mapping study area/field trip topographic mapping topographic mapping	ALTERNATIVE NO. 1 • moderate to high impact • a detailed visual assessment has been completed and will be available for reference at the open house • 150 square metres (area to be shown on map at open house) • maximum increase in noise levels to year 2021 is 1 dBA considered to be noticeable	ALTERNATIVE NO. 2 • moderate impact • a detailed visual assessment has been completed and will be available for reference at the open house • 750 square metres (area to be shown on map at open house) • maximum increase in noise levels to year 2021 is 1 dBA • 1 dBA increase is not considered to be noticeable
		decrease me noise mey near in the future.		oy ure numan ear	oy ure numan ear

		S	70 (0)	
	ALTERNATIVE NO. 2	there is negligible impact on visibility since the driveways and the road in the vicinity of the driveways are not being moved there will be no impact on the area for manoeuvring	• the majority of the collisions are occurring on the curve at the top of the escarpment. The realignment of the curve and improved signing should reduce these accidents by as much as 80%. The improved cross section and other changes should reduce other collisions by 20 to 40%	• the wider lanes and improved alignment will likely result in a negligible increase in speed
	ALTERNATIVE NO. 1	 there is negligible impact on visibility since the driveways and the road in the vicinity of the driveways are not being moved there will be no impact on the area for manoeuvring 	• the majdrity of the collisions are occurring on the curve at the top of the escarpment. The realignment of the curve and improved signing should reduce these accidents by as much as 80%. The improved cross section and other changes should reduce other collisions by 20 to 40%	• the wider lanes and improved alignment will likely result in a negligible increase in speed
RTATION	DATA SOURCE	engineering standards study area/field work topographic mapping discussion with property owners	 engineering standards topographic mapping collision records 	 speed studies plans and profiles traffic counts discussion with area residents
TRANSPORTATION	RATIONALE	Motorists accessing properties directly adjacent to James Mountain Road should be able to do so in a safe manner.	Motorists travelling through the study area should be able to do so in a safe manner, with the least amount of confusion.	Public input has identified speeding as a problem in the study area.
	INDICATORS	degree of driveway visibility from James Mountain Road area for manoeuvring off/on James Mountain Road	• collision reduction (which is based on lane widths, number and severity of curves, grades, amount of visibility, and number of roadside obstacles)	• change in speed (which is based on lane widths, volume and type of traffic, severity of curves, grades, parking activity, spacing of driveways, and intersections)
	CRITERIA	1. Safe Access to/from Driveways	2. Roadway Safety	3. Speed of Traffic

	ALTERNATIVE NO. 2	• high degree of conformity with NEP land use policies because of the minimal amount of natural/heritage features impacted on the downslope side	• high degree of conformity with Regulation 151/90 because of the minimal amount of retaining wall construction required on one side of road	high degree of conformity to sustainable development principles
GOVERNMENT POLICY/REGULATION	ALTERNATIVE NO. 1	• moderate degree of conformity with NEP land use policies because of the impact on natural/heritage features of the road on both the upslope and downslope sides	• moderate degree of conformity with Regulation 151/90 because of the retaining wall construction required on both sides of road	 high degree of conformity to sustainable development principles
	DATA SOURCE	 consultation with NEC staff Niagara Escarpment Plan 	 consultation with HRCA staff Ontario Regulation 151/90 	 consultation with Regional and Area Municipal staff Vision 2020 and Draft Regional Transportation Review
	. RATIONALE	Portions of the James Mountain Road Study Area fall within the limits of the NEP. NEP land use policies potentially impacted by this project include the Escarpment Natural Area and Urban Area.	Portions of James Mountain Road are located within a regulated area associated with the Niagara Escarpment. As such, this area is subject to HRCA Fill, Construction, and Alteration to Waterways Regulations.	Both Vision 2020 and the draft Regional Transportation Review provide long term community direction based on the principles and values of sustainable development.
	INDICATORS	• degree of conformity with Escarpment Natural Area and Urban Area land use policies and applicable development criteria (specifically, new development affecting steep slopes and ravines, water resources, wooded areas, and wildlife habitat, heritage, recreation, and transportation/utilities)	• degree of conformity with Ontario Regulation 151/90 (any proposal to place or remove fill material or alter existing grades	• degree of conformity with the Region's commitment to sustainable development
	CRITERIA	1. Niagara Escarpment Plan (NEP)	2. Hamilton Region Conservation Authority	3. Vision 2020 and Draft Regional Transportation Review

COMPARATIVE EVALUATION OF ROADWAY RECONSTRUCTION DESIGN ALTERNATIVES

	ALTERNATIVE NO. 2	• 800 m x 7 m • 800 m x 3 m	• Approximately 35 m • 400 m x 0.95 m	• 25 - 30 m • match existing edge of pavement adjacent to heritage wall	
BUILT HERITAGE	ALTERNATIVE NO. 1	• 800 m x 7 m • 800 m x 3 m • 260 m length x 2.0 m average height	• Approximately 35 m	• 25 - 30 m • match existing edge of pavement adjacent to heritage wall	
	DATA SOURCE	 proposed alternatives prepared by engineering discipline input from other study disciplines 		 proposed alternatives prepared by engineering discipline results of heritage assessment report 	
	RATIONALE	James Mountain Road has been identified through public workshops as having a special character and through heritage assessment as being the earliest surviving mountain access still in use. Changes to the width and curvature of this roadway, together with the introduction	of new, modern features into the roadscape and/or the loss of other landscape features, may have the potential to adversely disrupt the cultural landscape of the James Mountain Road. The intent is to minimize the disruption of the James Mountain	Cultural heritage features are important components of the environment and a community's history. They may be protected under a variety of provincial and local environmental, planning, and heritage legislation. The intent is to minimize the distribution of	such features.
	INDICATORS	 length and width of new pavement to be constructed within the roadway length and width of new shoulder to be constructed within the roadway length and height of retaining wall to be constructed within the roadscape 	 length and width of overhead tree canopy to be removed from within the roadscape (i.e. visible from road) length and height of new safety barrier to be constructed within the roadscape 	length of road curvature to be removed or straightened length and proximity of new pavement to walls of heritage value	
	CRITERIA	1. <u>Impact on Cultural</u> <u>Landscape of James</u> <u>Mountain Road</u>		2. Impact on Cultural Heritage Features	

RECOMMENDED ALTERNATIVE ROADWAY DESIGN

The proceeding tables highlight the impact Alternatives 1 and 2 would generate if constructed. Based on this analysis, the Project Team recommends Alternative Roadway Design #2.

This recommendation reflects the fact that Alternative 2 produces the same, or lower, impacts under every evaluation category (i.e., natural, social, economic, heritage, transportation and government policy) identified.







WORKSHOP OBJECTIVES

The Project Team is asking you to help them in the following ways:

- to comment on the recommended cross section;
- to comment on the recommended roadway alignment design for James Mountain Road; and
- to comment on the recommended solution to the traffic management problems occurring in the James St., Markland St. and St. Josephs Dr. area.

The best opportunity to obtain this help is through a public workshop. If you would like to contribute to the final decisions, please plan to attend the James Mountain Road Workshop:

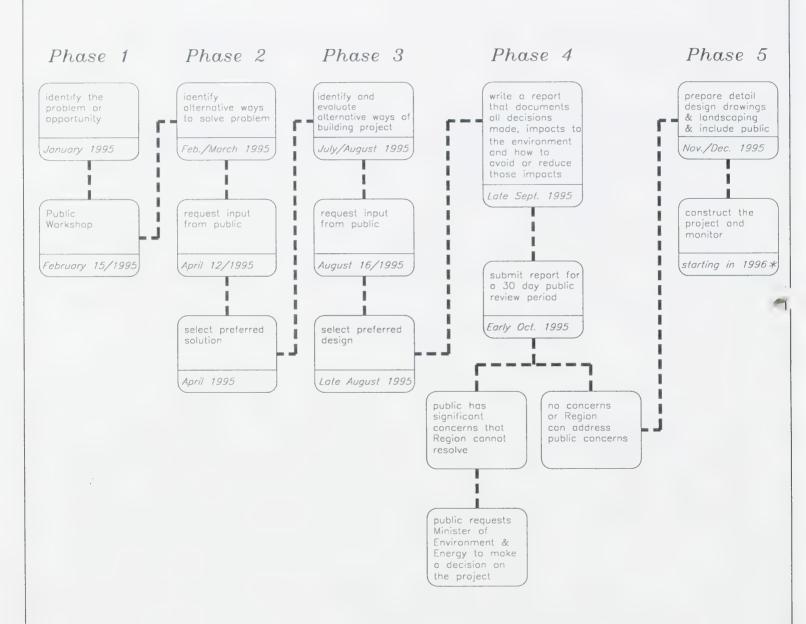
Wednesday, August 16/95 7:00 p.m. - 9:00 p.m. McNab Street Presbyterian Church 116 McNab Street South



JAMES MOUNTAIN ROAD
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Class Environmental Assessment Study Schedule James Mountain Road



* subject to approvals and funding



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WHAT'S NEXT?

After receiving your input at the August 16 workshop, the Project Team will recommend a roadway design to Regional Council. The series of events that lead to this recommendation will be documented in an Environmental Study Report (ESR). Once completed the Project Team will notify residents in the study area and advertise to the general public that the ESR is available for public review.

If, after reading the document, you have any questions or concerns please follow this procedure:

1) Contact the following Regional staff as soon as possible to discuss your questions or concerns:

Pamela Hubbard, Environmental Planner, or Gerry Forbes, Project Manager Special Projects Office 25 Main Street West Hamilton, Ontario L8P 1H1 phone: (905)546-4277 fax: (905)546-2385

- 2) Arrange a meeting with the above staff if you have significant concerns that may require a more detailed explanation.
- 3) If you raise serious concerns, the Region will attempt to negotiate a resolution of issues. A mutually acceptable time period for this negotiation will be set. If this time frame is beyond the thirty day review period, you have an additional 7 calendar days to make a request to the Minister. If, at the end of this period the issues remain unresolved, the person or party may make a request to the Minister of Environment and Energy for a more intensive environmental assessment.

If all concerns can be resolved within the thirty days, the Region will have approval to proceed with construction.



JAMES MOUNTAIN ROAD
CLASS ENVIRONMENTAL ASSESSMENT







Environmental Assessment Study James Mountain Road City of Hamilton

Comment Sheet / Questionnaire

Public Information Centre
Monday August 14, 1995
MacNab Street Presbyterian Church
116 MacNab Street South
Hamilton, Ontario

Comments and information are being collected to assist the Region of Hamilton-Wentworth in meeting the requirements of the Environmental Assessment Act. They will be maintained on file for use during the study and may be included in study documentation. With the exception of personal information, all comments received will become part of the public record.

Please clearly print your responses to the following questions.

	EVALUATION CRITERIA	HIGH IMPORTANCE	MODERATE IMPORTANCE	LOW IMPORTANCE	NO IMPORTANCE
	Private property impact				
	Visual impact				
	Cultural heritage feature impact				
	Vegetation impact				
	Business impact				
	Roadway Safety				
	Niagara Escarpment Plan				
	Vision 2020/Regional Transportation Review				
	Wildlife Impact				
	Noise impact				
	ESA integrity impact				
	Cultural Landscape impact				
	Cost				
	Official Plans				
	Hamilton Regional Conservation Authority				
	Speed of traffic				
	Safe access to/from driveways				
e Procing e of	way Reconstruction roject Team has gener g retaining walls on to f the Escarpment. ven the impacts each walternative 1	rated two road he up-slope ar vill generate, w	lway reconstrund down-slope hich alternative	(Alt. 1) or on j	Neither
ny?					

C. Please indicate, by marking "X", the level of importance each evaluation criterion should be given when selecting a preferred roadway reconstruction design alternative.

IV. Traffic Operation in the Study Extension

Traffic congestion, increased collision potential during peak travel hours and public concern, directed the Project Team to examine traffic operations improvements in the Inglewood to St. Joseph's Drive area.

A. Which of the	e following solutions do you support?		
ii iii	part-time left turn prohibition onto Mark full-time left turn prohibition onto Mark neither i or ii. don't know/no opinion?		
Why?			
B. The Project	Team has examined opportunities to alleviate and has recommended non-structural improvements.	confusion and conges	tion in the Study
	s stop on St. Joseph's Drive further east		disagree
	er signing for the upbound merge of 2 lanes in	nto 1 agree	disagree
Why?			
V. General Com	iments		
Please use this space to	record any other concerns/comments you mig	ght have (e.g. consulta	tion opportunity etc.
Please leave your comp	leted Comment Sheet in the drop box provide	ed, or mail (before Sep	tember 8, 1995) to:
	C = C + D + M		

Gerry Forbes, Project Manager
Roads Department
Predesign and Special Projects Division
Regional Municipality of Hamilton-Wentworth
25 Main Street West, 10th Floor
Hamilton, Ontario L8P 1H1

Name and Address (Optional):

